

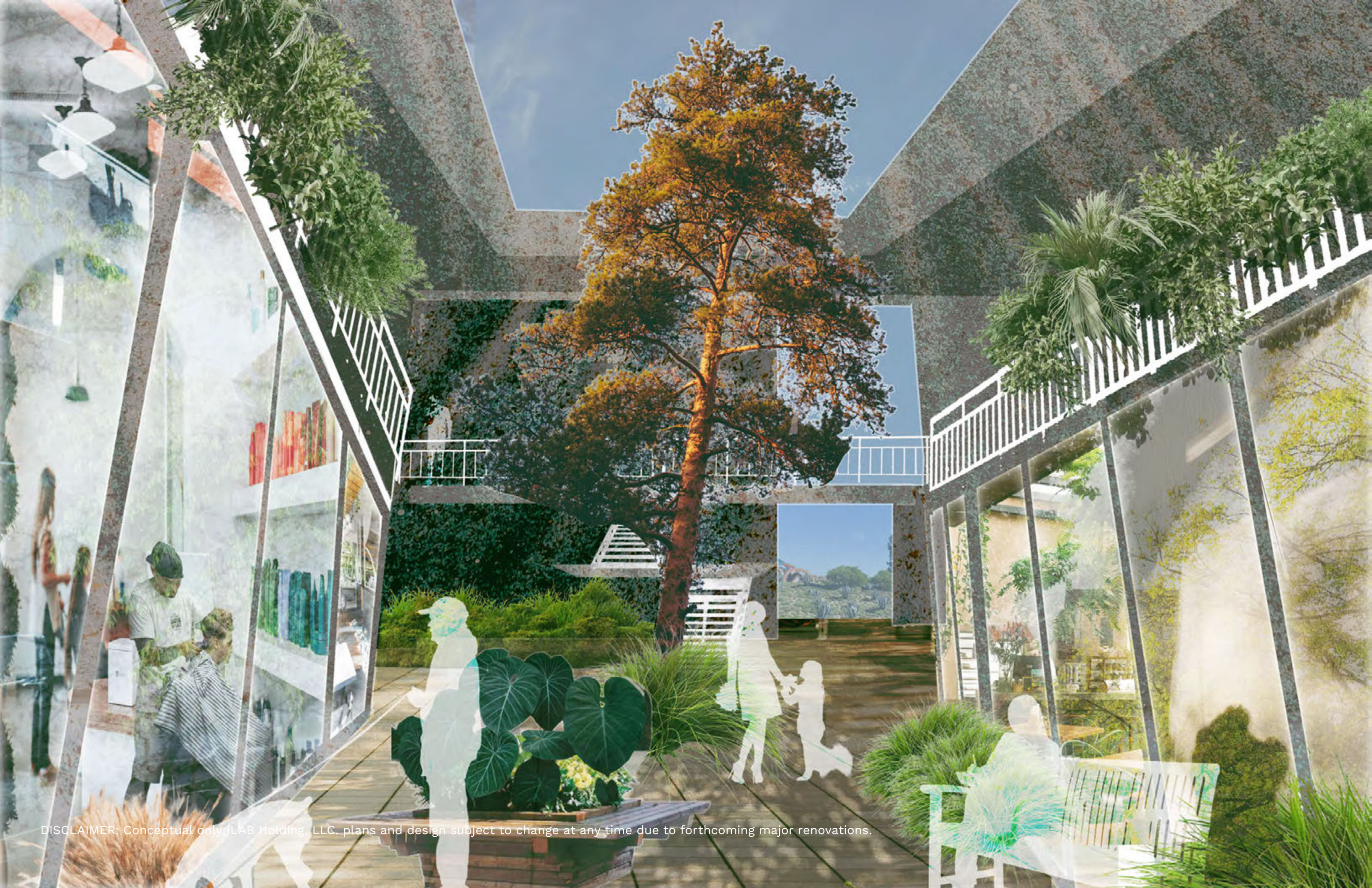


Newport Beach, CA

LEASING GUIDE | 1303 AVOCADO AVE



the bird ***does not resist the***
wind; it lets itself be carried to
freedom  – zen proverb



DISCLAIMER: Conceptual only; LAB Holding, LLC. plans and design subject to change at any time due to forthcoming major renovations.





belong

At 1303 Avocado Avenue, **birdhouse** is a place where calm gathers like birdsong at dawn. Wellness finds its home here: a collective of studios, practitioners, and spaces devoted to the balance of body, mind, and spirit.

Just a skip from the shores of Newport Beach, birdhouse offers visitors a peaceful refuge to unwind, belong, and simply be.

DISCLAIMER: Conceptual only; LAB Holding, LLC. plans and design subject to change at any time due to forthcoming major renovations.

1303

around

a growing radius of wellness



Avg. Household Income

2024 Population

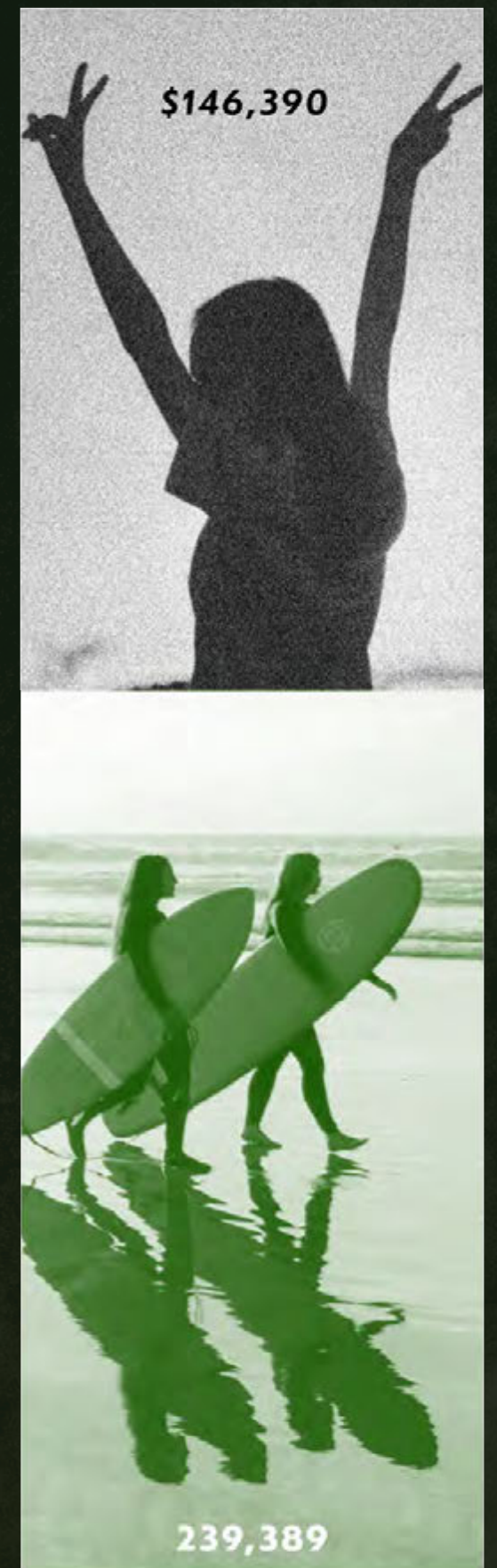
1 mile



3 mile



5 mile



UPCOMING RESIDENTIAL

Over 1000 units in the pipeline

- 1 12 Corp Ctr Dr
Planned for 76 Apartments
- 2 Gateway Plaza
Planned 600 Luxury Apartments
- 3 Chase Bank
Planned for 120 Apartments
- 4 Edwards Cinema
Planned 150 Luxury Condos

Not Shown On Map

- Villas at Fashion Island Expansion

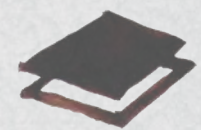
ATTRACTIONS

- 5 Fashion Island
± 0.2 miles / 1 minute
RH, Nordstrom, Macy's,
Neiman Marcus, Whole
Foods, The LOT, Red O,
Ocean 48 and more.
- 6 Veia Hotel
- 7 Balboa Island
- 8 Civic Center Park
- 9 Newport Beach
Country Club

NOTABLE TENANTS



offerings



2nd Floor



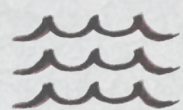
Turnkey



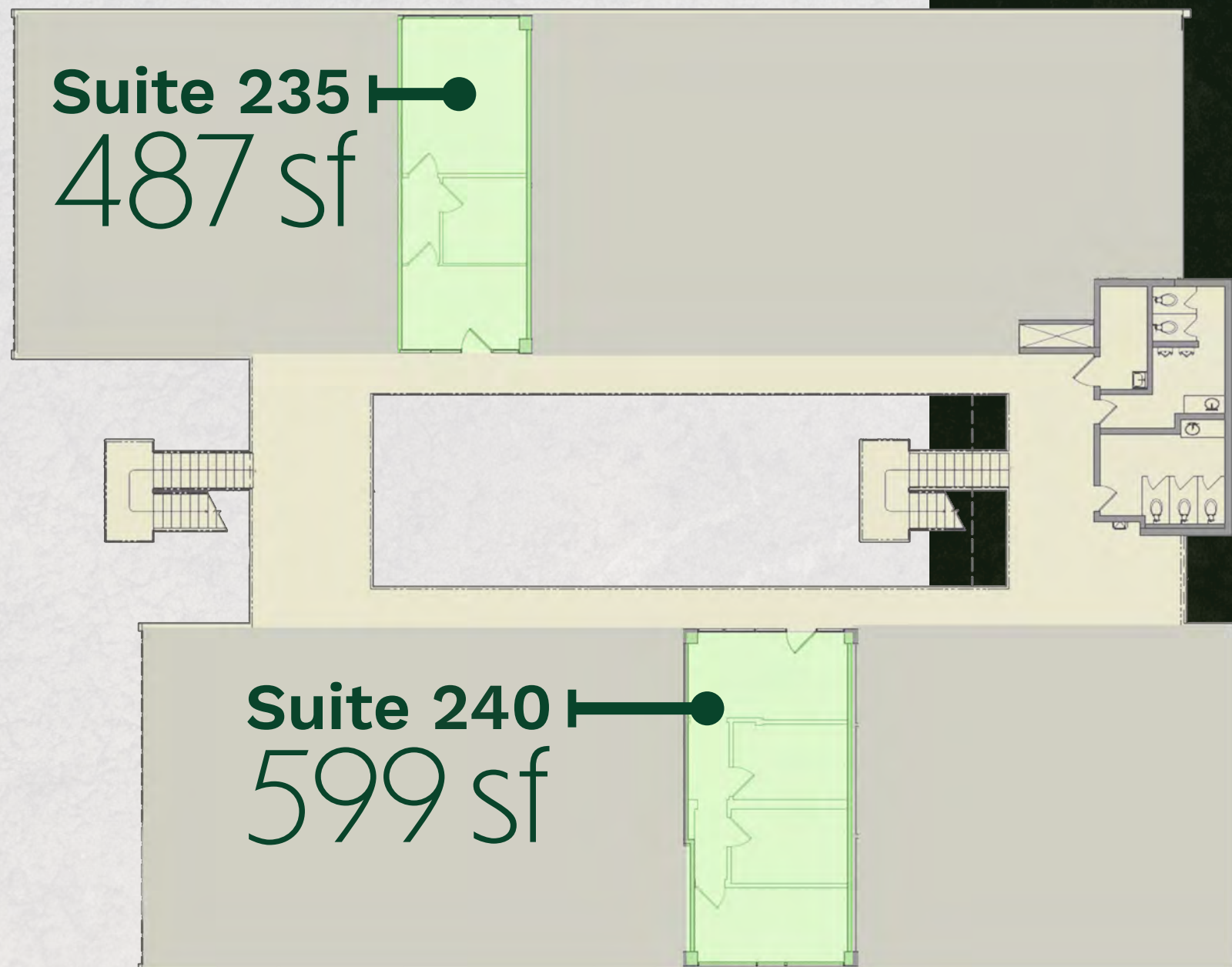
Wood Flooring



Fully Built Out



Ocean Views
(Suite 240)



THE LAB

THE CAMP

CAMPOUT

ANAHEIM PACKING HOUSE

lab
labholdingllc

FARMERS PARK

MAKE BUILDING

PACKARD BUILDING

SOLO BUILDING

SOBECA DISTRICT

BIRDHOUSE

CASINO SAN CLEMENTE

SOUTH SIDE SOCIAL

DNA

MARCOS

AND MORE

Over 30 years ago, LAB Holding began its journey to combat retail monotony. In the midst of Orange County's suburbia and perfectly planted palms, they envisioned a place of gathering for likeminded tribes, rooted in community and offering experiences not found in every mall on every corner.

The "LAB" stands for Little American Business, and each project champions localization, customization, and personalization while supporting independent voices. Guided by its mission, LAB Holding weaves community, culture, commerce, and consciousness into real estate innovation and place making.





labholding.com

leasing@labholding.com